



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, FEBRUARY 23, 2010, 6:30 P.M.**  
**City Council Chambers, City Hall**  
**123 Washington Street, Columbus, Indiana**

**ROLL CALL**

**OLD BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- A. C/DS-09-43: La Quinta Inn and Suites** – a request by Columbus Hospitality, LLC for a development standards variance from Zoning Ordinance Section 8.2(D)(1) to allow a buffer yard type B with none of the required landscaping; and a development standards variance from Zoning Ordinance Section 10(H)(6) to allow an interstate oriented sign in a front yard. The property is located at 101 Carrie Lane in the City of Columbus.

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- B. C/CU-10-02: The Ridge** – a request by Berean Bible Church for conditional use approval for a worship facility in an AP (Agriculture Preferred) zoning district, per Zoning Ordinance Section 3.5(B). The property is located on the northwest corner of 25<sup>th</sup> Street and County Road 350 East in Clay Township.

**Public Hearing**

- C. C/DS-10-01: PNC Bank** – a request by PNC Bank for a development standards variance from Zoning Ordinance Section 11.4(B)(1) to allow a legal nonconforming site feature, the number of signs on the property, to be increased from 5 to 6 wall signs, increasing the amount of nonconformity. The property is located at 333 Washington Street in the City of Columbus.
- D. C/AA-10-01: Jeff Marshall** – an appeal of the determination that demolition, site staking, grading, and placement of stone subsurface (for a parking lot for which a zoning compliance certificate has not yet been issued) is not permitted by the zoning ordinance.
- E. C/AA-10-02: Jeff Marshall** – an appeal of the determination that a common lot line separating two lots being developed as a single parking lot is required to be vacated for the parking lot design to comply with the zoning ordinance.
- F. C/AA-10-03: Jeff Marshall** – an appeal of the determination that approval of a subdivision plat can be delayed due to unresolved zoning violations on the same property.

- G. C/AA-10-04: Jeff Marshall** – an appeal of the determination that fines could be assessed for zoning violations on a property despite the Planning Department's modification of the violation procedures specified by the zoning ordinance.
- H. C/AA-10-05: Jeff Marshall** – an appeal of the determination that a verbal notice of violation, combined with a follow-up e-mail referencing provisions of the zoning ordinance constitute a first notice of violation as specified by the zoning ordinance.

## **FINDINGS OF FACT**

C/DS-09-41: Bob Poynter  
C/DS-09-42: David Bevis  
C/CU-09-21: North Star Montessori School

## **APPROVAL OF MINUTES**

Minutes of the January 26, 2010 meeting

## **DISCUSSION**

## **ADJOURNMENT**

**THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.**